AvilaCanyon
ESTATES

LOT 20, PLAN 1

Farmhouse Elegance

Experience the charm and elegance of Lot 20, Plan 1 at Avila Canyon Estates. This luxury farmhouse design offers a harmonious blend of sophisticated architecture and the natural beauty of Avila Canyon. Perfect for those who appreciate bespoke details and an elevated lifestyle, this residence promises a perfect blend of comfort and style.

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DRE# 01266964

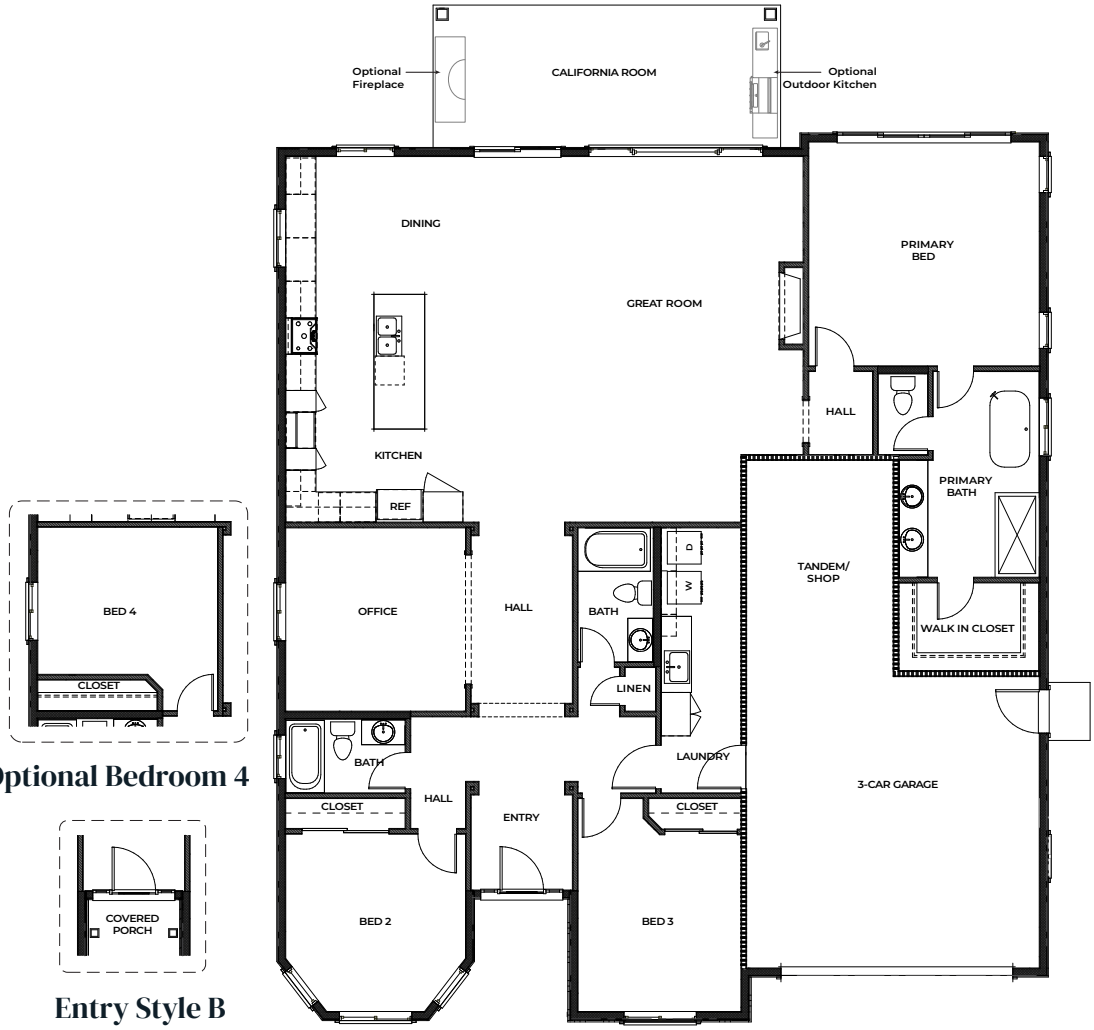
LOT 20

Spacious Living: Your Floorplan

Total Area: 2,485 sq. ft.

Step into 2,485 sq. ft. of meticulously crafted space in Lot 20. This single-level home features three bedrooms, three bathrooms, and an optional fourth bedroom or office. The open floorplan enhances flow and functionality, with a modern kitchen that opens into a grand living area, perfect for entertaining and relaxation. High-end finishes and state-of-the-art appliances ensure both comfort and style.

- ***Bedrooms: 3 (optional 4th bedroom or office)***
- ***Bathrooms: 3***
- ***Garage Spaces: 3-car garage***
- ***Ceilings: 10'***
- ***Large Open Kitchen***



Optional Bedroom 4

Entry Style B

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LOT 20

Scenic Beauty & Spacious Living

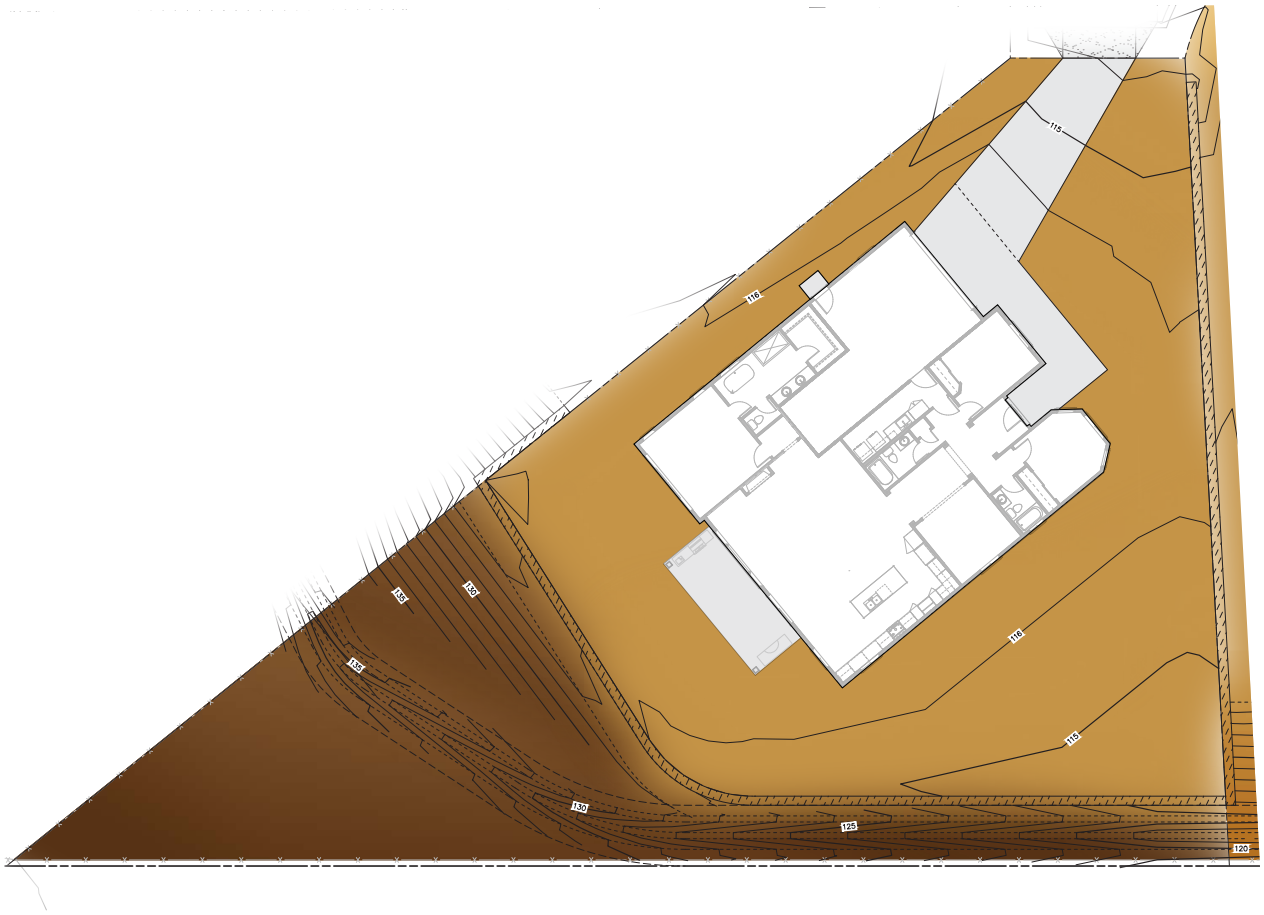
15,294.9 sq. ft. – Expansive Estate Lot

Lot 20 offers a generous private retreat with a unique elevation built into a lush hillside. Enjoy beautiful panoramic views and the tranquility of nature. The spacious backyard is perfect for creating your dream outdoor living area, from a serene garden oasis to a luxurious patio for gatherings, all set against a picturesque hillside backdrop.

Lot Size = 15,294.9 SF±

117.24' = Finished Floor Elevation
(concrete floor finished elevation)

116.4' = Finished PAD Elevation
(dirt finished grading elevation)



0 5' 10' 20'
SCALE: 1"=10'

AVILA CANYON ESTATES
LOT 20

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LOT 20

Community Map & Your Home

Strategically located within Avila Canyon Estates, Lot 20 offers a peaceful retreat while maintaining connectivity within this exclusive community. The community map highlights Lot 20's placement, ensuring privacy and convenience.

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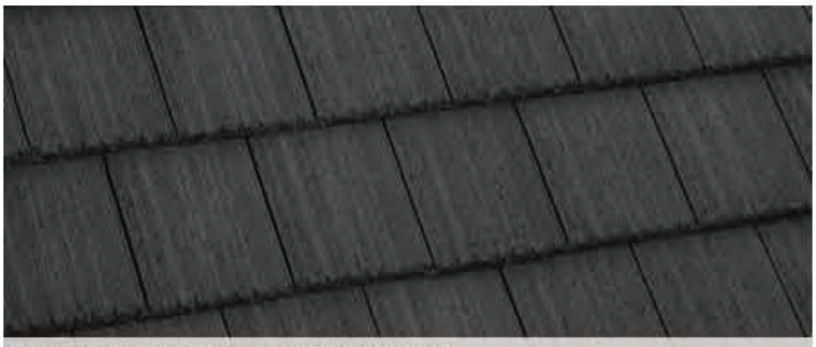
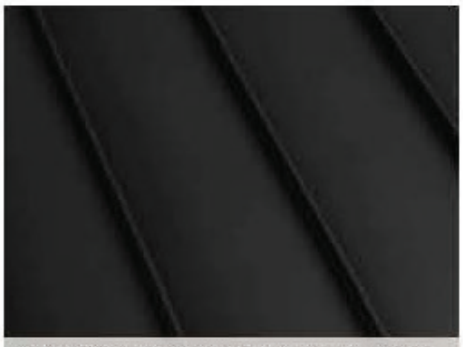
LOT 20

Sophisticated Colors & Materials

Lot 20 features a refined color palette that complements its luxury farmhouse design. Exterior finishes are highlighted by Coronado Stone: Black Forest Ledgestone, adding a touch of rustic elegance. The roofing uses eco-friendly materials in 'Charcoal Concrete Tile,' ensuring both durability and style. The fascia is SW Caviar, enhancing the overall aesthetic of this stunning home.



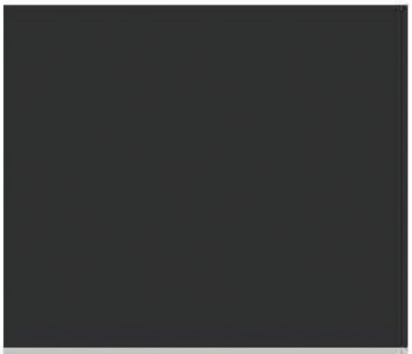
ROOF: CHARCOAL CONC. TILE



ACCENT ROOF: MATTE BLACK

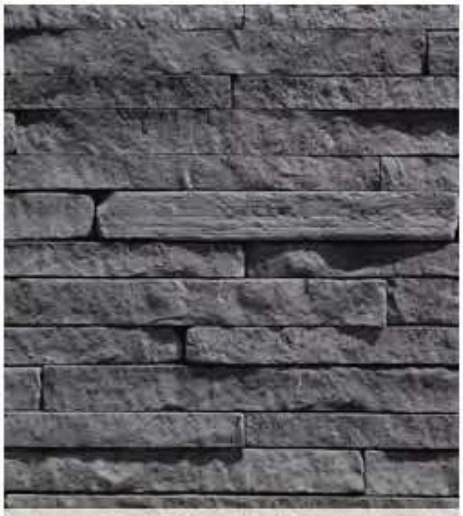
BOARD & BATT PAINT: SW PURE WHITE

OPTIONAL WOOD ACCENT



FASCIA/DOOR: SW CAVIAR

STUCCO:
THUNDER GRAY



BLACK FOREST LEDGESTONE

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Explore the Exquisite Features

Unparalleled Craftsmanship and Luxurious Details

Interior Detailing

- **Ceilings:** 10 ft. ceilings throughout
- **Doors:** 8 ft. entry doors, 8 ft. interior doors
- **Cabinetry:** Stain Grade Shaker Cabinets
- **Countertops:** Premium quartz countertops with a 6" splash
- **Faucets:** 8" spread bathroom faucets in the master bath, under-mount sinks in secondary baths
- **Safety:** Overhead fire suppression system
- **Hardware:** Satin Nickel finish hardware throughout
- **Walls:** Skip trowel hand textured walls
- **Lighting:** Prewired for custom lighting
- **Flooring:** Luxury Vinyl Plank (LVP) throughout all living areas, carpet in bedrooms
- **Fireplace:** Superior linear gas fireplace

Designer Upgrades

- **Appliances:** Upgraded appliance package options
- **Design Packages:** PB Modern Upgrade, Modern Farmhouse Upgrade, RH Lux Upgrade, and Ultra Modern Upgrade
- **Outdoor Add-ons:** California Room gas grill and fireplace (optional)

Exterior Features

- **Architecture:** Distinctively crafted in Modern Farmhouse & Contemporary styles
- **Parking:** Garage space and design varies by plan
- **Outdoor Space:** California Room (optional)
- **Gutters:** Full wrap as needed, with downspouts
- **Landscape:** Backs to open space with rolling hills

Energy-Saving Elements

- **Windows:** Dual-pane, low-E vinyl windows and sliding doors
- **Plumbing:** Water-saving, low-flow commodes
- **Thermostat:** Digital programmable thermostat
- **Water Heater:** 80-Gallon tank water heater with built-in recirculating pump
- **Lighting:** LED recessed lighting
- **Heating:** 95% efficient FAU system
- **EV:** Preplumbed for EV charger

Kitchen Design

- **Culinary Space:** Elegant and spacious gourmet kitchen with oversized island
- **Countertops:** Premium quartz countertops for effortless upkeep
- **Backsplash:** 6" continued quartz backsplash
- **Appliances:** GE Cafe Energy Star-rated appliances
- **Refrigerator:** Pre-plumbed for water at refrigerator bay

Primary Suite

- **Bedroom:** Spacious bedroom quarters
- **Master Bath Shower:** 12x24 tiled to the ceiling with nickel framed enclosure
- **Master Bath Countertops:** Quartz countertops with spacious dual sinks
- **Master Bath Tub:** 70" free-standing tub
- **Closet:** Generous walk-in wardrobe

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